



Board of Zoning Appeals

Chairperson
Roy Evans

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Members
Jewel Currie
Jennifer Current
Eric Lowenberg

Alternates
Lindsey St Arnold Bell

Secretary
Jeffrey Thomas

AGENDA

April 7, 2022

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on Thursday, April 7, 2022, commencing at 4:00 p.m. in the Common Council Committee Rooms, **City Hall (Room 301-A)**, Third Floor, 200 East Wells Street, Milwaukee, Wisconsin, affecting the following premises. Please note that most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date. Please follow the link for computer access

<https://register.gotowebinar.com/register/7639679890397693709> TO USE YOUR TELEPHONE:

If you prefer to use your phone, you must select "Use Telephone" after joining the webinar and call in using the numbers below.

United States: +1 (415) 655-0052

Access Code: 671-967-456

(Audio PIN: Shown after joining the webinar) Anyone who requires an auxiliary aid or service to participate in this City of Milwaukee event should contact the office of City of Milwaukee ADA Coordinator @ (414) 286-3475 or adacoordinator@milwaukee.gov as soon as possible but no later than 72 hours before the scheduled event.

4:00 p.m. Consent Agenda.

Items Scheduled for approval on the Consent Agenda.

No oral testimony will be taken on these items.

If there are any objections to these approvals, please make them known to the Board office in writing at least 24 hours prior to the time of the hearing. If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.

Approval of the February 10, 2022 Minutes of the Board of Zoning Appeals.

Approval of the March 3, 2022 Minutes of the Board of Zoning Appeals.

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>1</u>	11	BZZA-22-00013 Special Use	Autoplex MKE, LLC, Lessee Request to continue occupying the premises as a light motor vehicle sales and repair facility	5130 W Forest Home Av
<u>2</u>	12	BZZA-21-00456 Special Use	V & N Nash Real Estate Group, LLC, Prospective Buyer Request to occupy the premises as a rooming house for 15 occupants	802 S 3Rd St



Board of Zoning Appeals, Hearing on Thursday, April 7, 2022

<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4:00 p.m. Consent Agenda (continued)</u>				
<u>Items Scheduled for approval on the Consent Agenda.</u>				
<u>No oral testimony will be taken on these items.</u>				
<i>If there are any objections to these approvals, please make them known to the Board office in writing at least 24 hours prior to the time of the hearing.</i>				
<i>If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i>				
<u>3</u>	13	BZZA-21-00457 Special Use	Four Keys, LLC dba Rosen Nissan, Lessee Request to continue occupying the premises as a light motor vehicle sales facility (operating in conjunction with 5839 S. 27th St.)	5819 S 27Th St
<u>4</u>	13	BZZA-21-00458 Special Use	Four Keys, LLC dba Rosen Nissan, Lessee Request to continue occupying the premises as a light motor vehicle sales facility (operating in conjunction with 5819 S. 27th St.)	5839 S 27Th St
<u>5</u>	13	BZZA-21-00460 Special Use	GS Auto Sales, Inc., Lessee Request to continue occupying the premises as a light motor vehicle sales facility	3821 S 27Th St
<u>6</u>	15	BZZA-21-00395 Use Variance	S V Penix, Property Owner Request to continue occupying the premises as a contractor's yard	2453 N 34Th St
<u>7</u>	15	BZZA-21-00427 Special Use	Courtney Good dba Do Right Car Wash and Detailing, Lessee Request to occupy the premises as a car wash	3109 W Lisbon Av

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4:00 p.m. Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda.

No oral testimony will be taken on these items.

*If there are any objections to these approvals, please make them known to the Board office in writing at least 24 hours prior to the time of the hearing.
If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.*

<u>8</u>	1	BZZA-21-00416 Special Use	Intellectual Leaders Early Childcare, LLC, Lessee Request to occupy the premises as a day care center for 25 children per shift infant - 12 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m.	3101 W Glendale Av
<u>9</u>	1	BZZA-21-00419 Special Use	Footprints Learning Center, Lessee Request to continue occupying the premises as a day care center for 40 children per shift infant - 5 years of age, operating Monday - Friday 6:00 a.m. - 6:00 p.m. (this is a new operator)	5219 W Villard Av
<u>10</u>	4	BZZA-21-00285 Special Use	Northwestern Mutual Life Insurance Company, Property Owner Request to continue occupying the premises as a principal use parking lot (this is a new operator)	795 N Van Buren St
<u>11</u>	4	BZZA-21-00430 Special Use	4th Dimension Recovery Centers, LLC, Lessee Request to continue occupying the premises as a social service facility	1216 N Prospect Av
<u>12</u>	4	BZZA-22-00002 Use Variance	Clear Channel Outdoor, Lessee Request to continue to allow an off-premise sign that does not meet the minimum required distance from the High Rise Bridge	907 W Hinman St

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4:00 p.m. Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda.

No oral testimony will be taken on these items.

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<u>13</u>	6	BZZA-22-00006 Special Use	New Life Beginnings World Ministries Church of God in Christ, Inc., Property Owner Request to continue occupying the premises as a religious assembly hall (this is a new operator)	2516 W Hopkins St
<u>14</u>	7	BZZA-22-00008 Special Use	Childcare Unlimited Learning Center, LLC, Lessee Request to increase the age of children from 3 - 12 to infant - 12 year of age, to increase the hours of operation from Monday - Friday 6:00 a.m. to 8:00 p.m. to Monday - Sunday 6:00 a.m. - midnight, and continue occupying the premises as a day care center for 50 children per shift (this is a new operator)	4913 W Fond Du Lac Av
<u>15</u>	7	BZZA-22-00009 Special Use	Fabulous Adventures Childcare Center, Lessee Request to increase the age of children from infant - 12 to infant -14 years of age, and continue occupying the premises as a 24 hour day care center for 43 children per shift operating Monday - Sunday	4434 W Capitol Dr
<u>16</u>	9	BZZA-21-00443 Special Use	Victims of Milwaukee Violence Burial Fund, Inc., Lessee Request to occupy a portion of the premises as a social service facility	8200 W Brown Deer Rd

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4:00 p.m. Consent Agenda (continued)

Items Scheduled for approval on the Consent Agenda.

No oral testimony will be taken on these items.

*If there are any objections to these approvals, please make them known to the Board office in writing at least 24 hours prior to the time of the hearing.
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<u>17</u>	9	BZZA-22-00007	Soles For Jesus, Inc., Lessee	8835 W Heather Av
		Special Use	Request to occupy the premises as a social service facility	

4:15 p.m. Public Hearings.

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>18</u>	10	BZZA-21-00305	Whip City Carwash, LLC, Lessee	7202 W Appleton Av
		Special Use	Request to occupy the premises as a car wash (hand washing only)	

<u>19</u>	10	BZZA-21-00363	SAR of State Street, LLC,	5061 W State St
		Dimensional Variance	Property Owner	
			Request to raze the existing structure and construct a light manufacturing facility (permitted) that does not meet the minimum required front setback in a flood zone	

<u>20</u>	11	BZZA-21-00440	Russ Delong dba Clean Clothes R Us,	3149 S 76Th St
		Dimensional Variance	Property Owner	
			Request to erect a hood sign that exceeds the maximum allowed display area	

<u>21</u>	11	BZZA-22-00010	Dent Wizard International Corp., LLC,	6023 W Forest Home Av
		Special Use	Lessee	
			Request to occupy the premises as a light motor vehicle repair facility and body shop	

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4:15 p.m. Public Hearings (continued)

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<u>22</u>	11	BZZA-22-00020 Dimensional Variance	Neal Karweik, Property Owner Request to construct a detached garage that exceeds the maximum allowed sidewall height	3628 S 87Th St
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5:00 p.m. Public Hearings.

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<u>23</u>	12	BZZA-21-00179 Special Use, Use Variance	Lilia Martinez Garcia dba Taqueria La Guelaguetza, LLC, Property Owner Request to occupy the premises as a catering service with accessory heavy motor vehicle parking (food truck)	1933 W Windlake Av
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<u>24</u>	12	BZZA-22-00061 Use Variance	Lilia Martinez Garcia dba Taqueria La Guelaguetza, LLC, Property Owner Request to occupy the premises as heavy motor vehicle parking (food trucks) for use in conjunction with the proposed catering service at 1933 W. Windlake Av.	1929 W Windlake Av
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<u>25</u>	13	BZZA-21-00372 Special Use	Lola’s New Beginnings, Lessee Request to occupy the premises as a social service facility	3330 S 16Th St
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<u>26</u>	13	BZZA-21-00358 Use Variance	AKM Investments, LLC, Property Owner Request to occupy the premises as a light motor vehicle outdoor storage facility	4038 S 13Th St
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<u>27</u>	14	BZZA-21-00359 Special Use, Dimensional Variance	AKM Investments, LLC, Property Owner Request to occupy the premises as a light motor vehicle outdoor storage facility that does not meet the minimum required screening	3600 S Chase Av
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<u>Item No.</u>	<u>Ald Dist.</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
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5:45 p.m. Public Hearings.

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<u>28</u>	14	BZZA-22-00012 Dimensional Variance	David Yolo, Property Owner Request to construct an accessory structure (detached garage) that contains a habitable space, exceeds the maximum allowed overall height, and exceeds the maximum allowed sidewall height	2242 S Winchester St
<u>29</u>	15	BZZA-21-00386 Special Use	The Saints of the Most High Learning Academy, LLC, Lessee Request to continue occupying the premises as a day care center for 75 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight (this is a new operator)	3711 W Lisbon Av
<u>30</u>	1	BZZA-21-00067 Special Use, Use Variance	S&G Junking and Towing, LLC, Lessee Request to occupy a portion of the premises as light motor vehicle outdoor storage, outdoor salvage, and a ground transportation service	4912 W Villard Av

Board of Zoning Appeals, Hearing on Thursday, April 7, 2022

Item No. Ald Dist. Case No. Type Case Information Location

5:45 p.m. Public Hearings (continued)

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31 1 BZZA-21-00155 Carter’s Christian Academy, Inc., 5261 N 35Th St
Special Use, Property Owner
Dimensional Variance

Request to construct an indoor recreation facility that does not meet the minimum required glazing and the minimum number of required parking spaces

32 2 BZZA-21-00150 Equality Towing, LLC, Lessee 8519 W Kaul Av
Special Use

Request to occupy a portion of the premises as a light motor vehicle sales facility, repair facility, outdoor salvage, indoor salvage (permitted), and ground transportation (permitted)

6:30 p.m. Public Hearings.

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33 2 BZZA-21-00397 MID-CITY A.C.W. LLC, 6801 W Villard Av
Special Use

Request to continue occupying the premises as a light motor vehicle repair facility (this is a new operator)

34 2 BZZA-22-00021 McDonald’s USA, LLC, 8220 W Hampton Av
Special Use Property Owner

Request to modify the drive-through facility (This is an intensification of a Board-approved restaurant with a drive-through facility) (This is a new operator)

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6:30 p.m. Public Hearings (continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>35</u>	4	BZZA-19-00379 Special Use, Dimensional Variance	VK Citgo, LLC, Lessee Request to raze the existing structure and construct a new motor vehicle filling station and convenience store that exceeds the maximum allowed side street setback and exceeds the maximum allowed split-face block on the street-facing frontage	1254 N 35Th St
<u>36</u>	4	BZZA-21-00143 Special Use, Use Variance	James Palmer, Property Owner Request to occupy the premises as a contractor's yard and heavy motor vehicle outdoor storage	2622 W Kilbourn Av

7:15 p.m. Public Hearings.

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

<u>37</u>	5	BZZA-21-00119 Special Use, Dimensional Variance	Untouchable Auto & Diesel, LLC, Lessee Request to continue occupying the premises as a heavy motor vehicle repair facility and outdoor salvage operation that does not have the required buffer for parking, without the minimum required screening, and has a parking area that is paved with an unapproved surface material	11920 W Carmen Av
<u>38</u>	6	BZZA-22-00055 Dimensional Variance	Capitol Car Wash, LLC, Other Request to construct a new car wash that is located on two separate parcels	310 E Capitol Dr

Board of Zoning Appeals, Hearing on Thursday, April 7, 2022

Item No. Ald Dist. Case No. Type Case Information Location

7:15 p.m. Public Hearings (continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
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<u>39</u>	7	BZZA-19-00456 Special Use	Big Doug's Auto and Repair Service, LLC, Property Owner	4638 N Hopkins St
			Request to continue occupying the premises as a light motor vehicle sales facility and ground transportation service	